

N 89°56'38" W 1055.42

BARGEN LANE

NORTH LINE
GOVERNMENT LOT 3

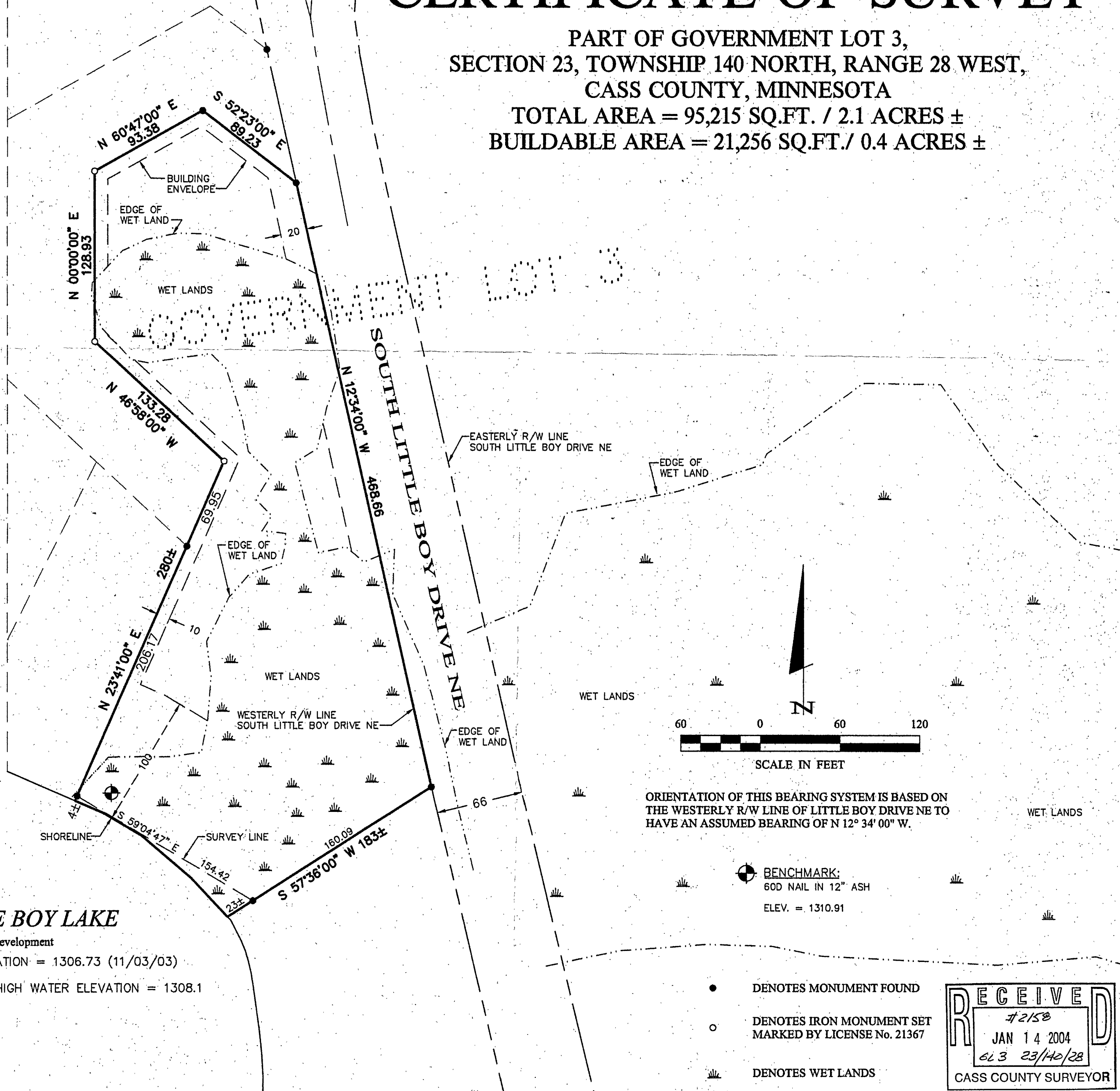
NORTH EAST CORNER
GOVERNMENT LOT 3

BERG'S WEST VIEW
BLOCK ONE
10

CERTIFICATE OF SURVEY

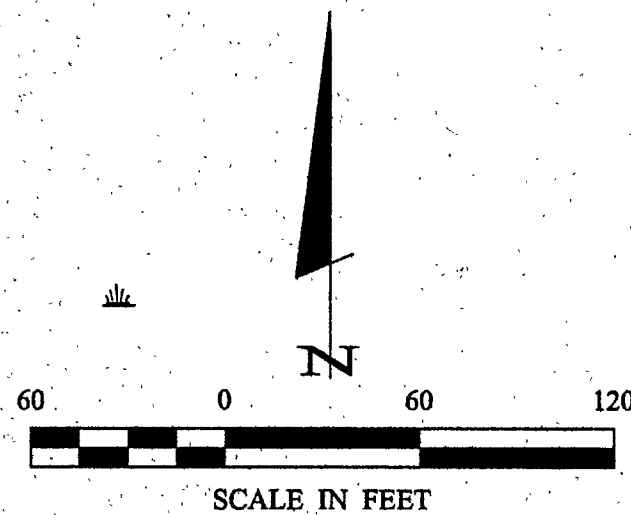
PART OF GOVERNMENT LOT 3,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

TOTAL AREA = 95,215 SQ.FT. / 2.1 ACRES ±
BUILDABLE AREA = 21,256 SQ.FT. / 0.4 ACRES ±



LITTLE BOY LAKE

Recreational Development
LAKE ELEVATION = 1306.73 (11/03/03)
ORDINARY HIGH WATER ELEVATION = 1308.1



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE WESTERLY R/W LINE OF LITTLE BOY DRIVE NE TO
HAVE AN ASSUMED BEARING OF N 12° 34' 00\" W.

BENCHMARK:
60D NAIL IN 12\" ASH
ELEV. = 1310.91

- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- ☼ DENOTES WET LANDS

RECEIVED
 #2158
 JAN 14 2004
 623 23/140/28
 CASS COUNTY SURVEYOR

SHEET 1 OF 1	CERTIFICATE OF SURVEY	PROJ. MGR. TLF	COMPUTER: C032050.dwg	DATE: 1/9/04	REVISIONS DATE DESCRIPTION BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. PERRY L. FREEMAN DATE: 1/9/04 LIC. NO. 21367
	T & T NORHTERN DEVELOPMENT 4870 154TH LANE NW RAMSEY, MN 55303	CHECKED BY: TLF	FIELD BOOK: PG. 29	SCALE: HORZ. 1" = 50'		
	DRAWN BY: TPC	FILE NO: 032050	VERT. NONE		Landecker & Associates, Inc. Engineering - Surveying - Planning Walker, MN 56484 Phone: 1-218-547-1296 Fax: 1-218-547-4272	